

# Aldburgh Mews, Marylebone WIU

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# Aldburgh Mews, Marylebone **WIU**

A well proportioned apartment situated on the second floor of a sought-after building in Marylebone. This charming home offers a practical layout and comprises a principal bedroom with built in wardrobes and an en suite bathroom, a second double bedroom, a separate shower room, a bright reception room and a separate fully fitted kitchen.

Aldburgh Mews is a private gated mews, ideally located for the lively shops and restaurants of Marylebone and Mayfair. There are excellent transport links from Bond Street station.



**Guide price:** £1,250,000

**Tenure:** Leasehold: approximately 100 years remaining

**Service charge:** Approximately £10,538 per annum, reviewed annually, next review due in 2024

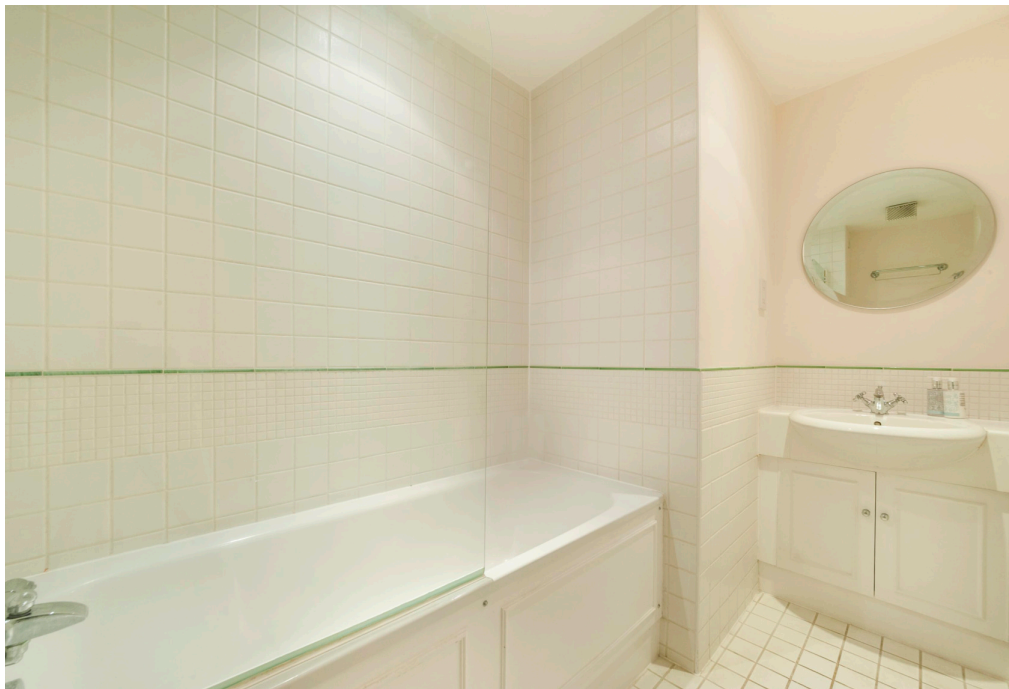
**Ground rent:** £250 per annum, reviewed every 25 years, next review due 2048

**Local authority:** City of Westminster

**Council tax band:** G



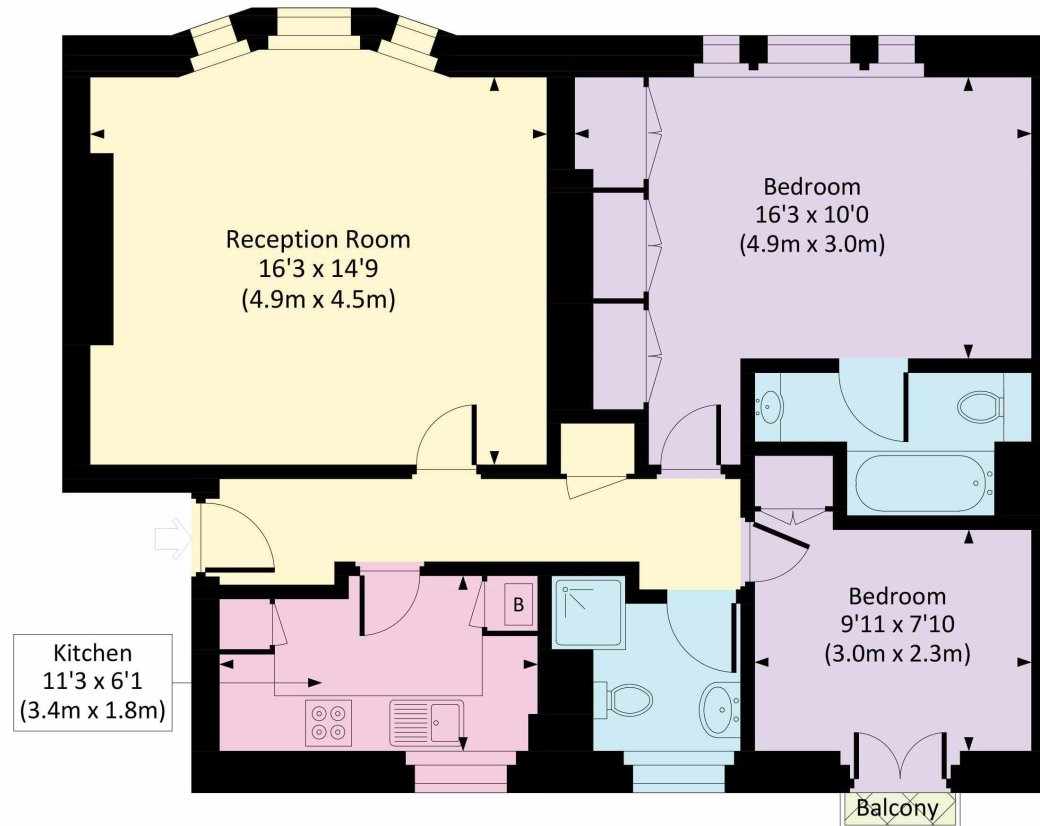




# ALDBURGH MEWS, W1U

Approx. gross internal area  
760 Sq Ft. / 70.6 Sq M.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR

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